

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Carolstowne Road, 546' SW
of Pidco Road
4th Election District
3rd Councilmanic District
(145 Carolstowne Road)

Karen E. & Robert V. Maimone
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-423-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Karen E. and Robert V. Maimone, legal owners, of that property known as 145 Carolstowne Road in the Reisterstown area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.c, 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (deck) with a rear yard setback of 12 ft. in lieu of the required 22.5 ft., and to amend the most recent Final Development Plan for Reisterstown Village (Lot #31, Block C), and to amend the hearing and order in Case No. 93-118-A, if necessary. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

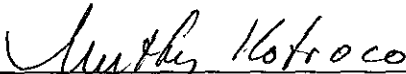
DATE RECEIVED FOR FILING
4/25/02
J.C. Johnson

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 25th day of April, 2002, that a variance from Sections 1B01.2.C.1.c, 301.1 and 504 of the B.C.Z.R., to permit a proposed open projection (deck) with a rear yard setback of 12 ft. in lieu of the required 22.5 ft., and to amend the most recent Final Development Plan for Reisterstown Village (Lot #31, Block C), and to amend the hearing and order in Case No. 93-118-A, if necessary, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECOMMENDED FOR APPROVAL
DATE 4/25/02
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 25, 2002

Mr. & Mrs. Robert V. Maimone
145 Carolstowne Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 02-423-A
Property: 145 Carolstowne Road

Dear Mr. & Mrs. Maimone:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 145 Carolstowne Road
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B O 1 . 2 . C . 1 . c , 3 0 1 . 1 , 5 0 4 (B C Z R)
to permit a proposed deck (open projection) with a rear yard setback of 12 feet in lieu of the required 22 1/2 feet, and to amend the most recent Final Development Plan for Reisterstown Village (Lot 31, Block C), and to amend the hearing and order in Case #93-118-A, if necessary.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Robert V. Maimone
Name - Type or Print

Robert V. Maimone
Signature

Karen E. Maimone
Name - Type or Print

Karen E. Maimone
Signature

work: 410-752-9022

145 Carolstowne Rd.
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 3/29/02

Estimated Posting Date 4/8/02

CASE NO.

02-423-A

RESO 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 145 Carolstowne Road
Address
Reisterstown MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- Children need space to play. Back yard slopes downward.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert V. Maimone
Signature

Robert V. Maimone
Name - Type or Print

Karen E. Maimone
Signature

Karen E. Maimone
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

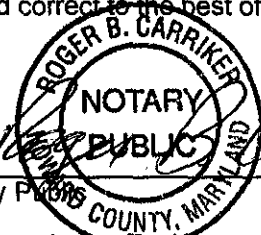
I HEREBY CERTIFY, this 25th day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert + Karen Maimone

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-25-02
Date


Notary Public
My Commission Expires 8-14-04

Zoning Description for 145 Carolstowne Road

Beginning at a point on the south side of Carolstowne Road, which is 80 feet wide, at a distance of 546 feet \pm west/south of the centerline of the nearest improved intersecting street, Pidco Road, which is 50 feet wide. Being Lot # 31, Block C in the subdivision of Reisterstown Village as recorded in Baltimore County Plat Book #70, Folio # 115, containing 1,700 square feet. Also known as 141 Carolstowne Road and located in the 4th election district and 3rd councilmanic district.

02-423-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11159

DATE

3/29/02

ACCOUNT

R-001-006-6150

AMOUNT \$

100.00

RECEIVED
FROM:

Maimone

FOR:

Adm. Variance (02-423-A)

145 Carlstone Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE: 3/29/02
6/06/2002 3/29/2002 10:18:21
REF: 0506 WALKIN KNEE JOINT DRIVER 4
RECEIPT # 075353 3/29/2002 OFLN
Dept: 5 528 ZONING VERIFICATION
CR NO. 011159

Recpt Tot \$100.00
100.00 CK .00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-423-A

Petitioner/Developer: _____

ROBERT & KAREN MAINONE

Date of Hearing/Closing: 4/23/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE ZAHNER
~~Ms. Swendelyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

145 CAROLSTOWNE RD.

The sign(s) were posted on _____

4/07/02

(Month, Day, Year)

Sincerely,

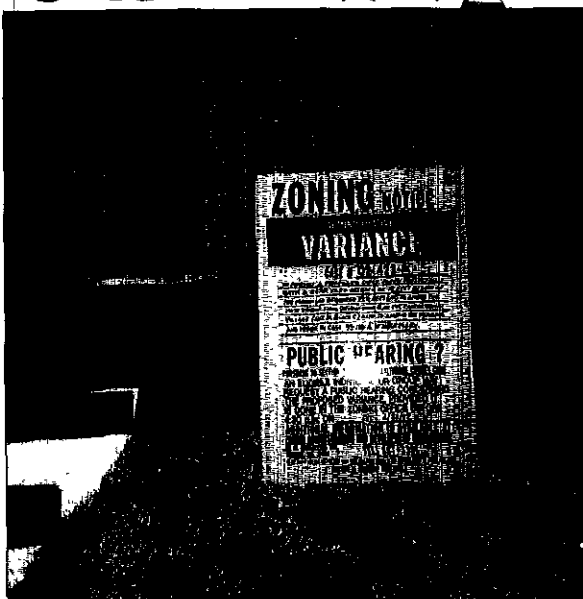
Richard E. Hoffman 4/7/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



145 CAROLSTOWNE RD

POSTED 4/7/02

Richard E. Hoffman 4/8/02



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 02-423-A

Petitioner: Robert V. Maimone

Location: 145 Carolstowne Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert V. Maimone

ADDRESS: 145 Carolstowne Rd.

Reisterstown, MD 21136

PHONE NUMBER: 410-526-6116

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 423 -A

Address 145 Carolstowne Road

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/29/02

Posting Date: 4/8/02

Closing Date: 4/23/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 423 -A

Address 145 Carolstowne Road

Petitioner's Name Maimone

Telephone 410-526-6116

Posting Date: 4/8/02

Closing Date: 4/23/02

Wording for Sign: To Permit a proposed deck (open projection) with a rear yard setback of 12 feet in lieu of the ~~maximum~~ required 22½ feet and to amend the most recent Final Development Plan for Reisterstown Village (Lot 31, Block C), and to amend the hearing and order in Case # 93-118-A, if necessary



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 23, 2002

Mr. & Mrs. Robert V Maimone
145 Carolstowne Road
Reisterstown MD 21136

Dear Mr. & Mrs. Maimone:

RE: Case Number: 02-423-A, 145 Carolstowne Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G DZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM: *Pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: May 1, 2002

Zoning Advisory Committee Meeting of April 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

401, 404, 405, 406, 407, 410, 412, 413, 414, 417, 418, 420, 421, 423

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 11, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 11

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-321, 02-401, 02-408, 02-413, 02-414,
02-416, 02-419, & 02-423

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey M. Zar

AFK/LL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

(423)

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 423


JMP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Reisterstown Road, 490' S *
of the c/l of Westminster Pike * ZONING COMMISSIONER
(Reisterstown Village PUD) *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Operating Engineers Local #37 * Case No. 93-118-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for Baltimore County as a Petition for Zoning Variance filed by the legal owners of the subject property, the Operating Engineers Local #37, by and through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 feet for each of the 312 lots which comprise the proposed Reisterstown Village Planned Unit Development (PUD), in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Operating Engineers as their financial consultant was Kim Von Paris of Financial Conservators, Inc. Also appearing on behalf of the Petitioners were Dean Hoover, a landscape architect, and Rick Chadsey, a professional engineer, both with George W. Stephens, Jr. & Associates, Inc., who prepared the site plan identified as Petitioner's Exhibit 1. The Petitioners were represented by Robert A. Hoffman, Esquire. Also present was Don Rascoe, Project Manager for this residential planned unit development (PUD-R) with Baltimore County's Zoning Administration and Development Management Office. There were no Protestants.

It should be noted that prior to this variance hearing, the Authorization Plan for the proposed Reisterstown Village PUD was subject to a development plan hearing which was approved by the Zoning Commissioner/

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Hearing Officer on September 24, 1992. At that hearing, the original plan submitted by the Petitioners provided for a rear yard setback of 30 feet for each of the 312 proposed dwelling units. However, when the rear yard dimension was scaled on the plan, it was discovered that only a 25-foot rear yard setback was provided. Accordingly, the Plan was revised to remedy this inconsistency by providing the required 30-foot rear yard setback for each lot.

The Petitioners are now seeking, by way of the instant variance request, to obtain a 25-foot rear yard setback for each lot with they originally anticipated and which the plan originally provided. Counsel for the Petitioners proffered testimony for Ms. Von Paris and Mr. Hoover as follows: 1) that the subject property, split zoned D.R. 3.5 and D.R. 10.5, contains a total area of approximately 56 acres of which 15 acres are protected wetlands or parklands; 2) that due to the loss of these 15 acres, the requested variance is needed to give flexibility for the layout of the townhouse units on the remaining 41 acres to ensure that the subdivision meets market demands; 3) that the requested variance would have no adverse effect upon the public health, safety, or general welfare; and, 4) that the granting of the subject variance would be in strict harmony with the spirit and intent of the rear yard setback requirements for D.R. zones. Finally, the Project Manager, Don Rascoe, stated that he had reviewed the requested variance and found it to be consistent with the approved Authorization Plan for the proposed subdivision.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

ORDER RECEIVED FOR FILING
Date 11/20/92
By [Signature]

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

ORDER RECEIVED FOR FILING

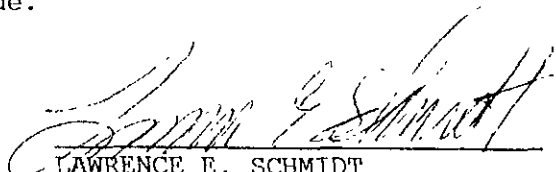
Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of November, 1992 that the Petition for Zoning Variance requesting relief from Section 1B01.2.C.1 of the B.C.Z.R. to permit a rear yard setback of 25 feet in lieu of the required 30 feet for each of the 312 lots which comprise the proposed Reisterstown Village PUD, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the variance granted herein is deemed to be a refinement to the Authorization Plan approved in Case No. IV-305, pursuant to Section 430.11.C.6, and as such, is approved as a non-material amendment to the Plan without a further hearing.

Any appeal of this decision must be taken in accordance with Section 26-132 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

IES:bjs

ORDER RECEIVED FOR FILING

Date

By

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 145 Carolstowne Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Reisterstown Village

plat book # 70, folio # 115, lot # 31, Block C

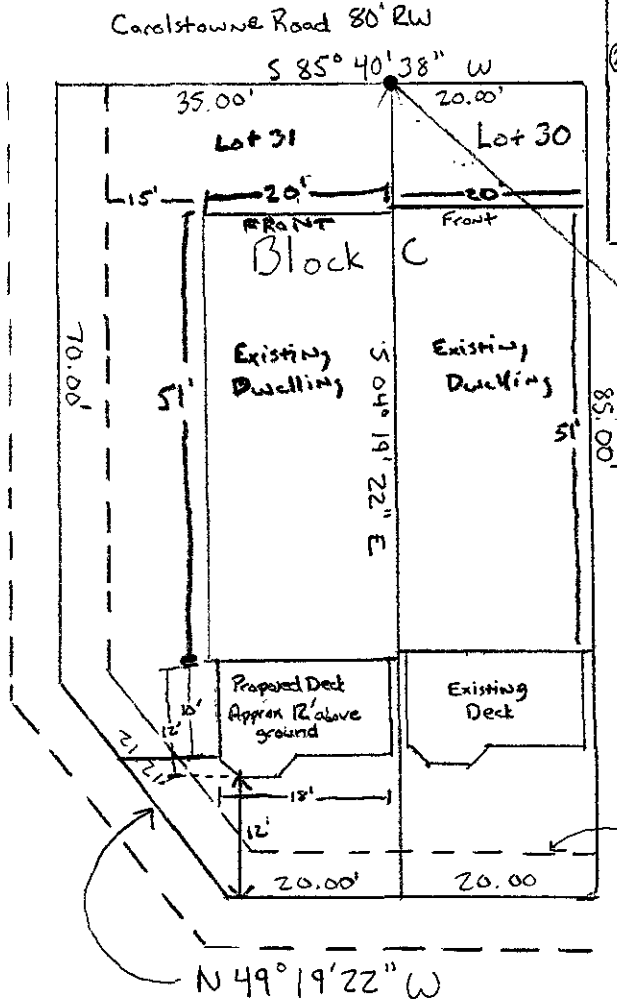
OWNER: Robert + Karen Maimone

Adjacent Property Ownership

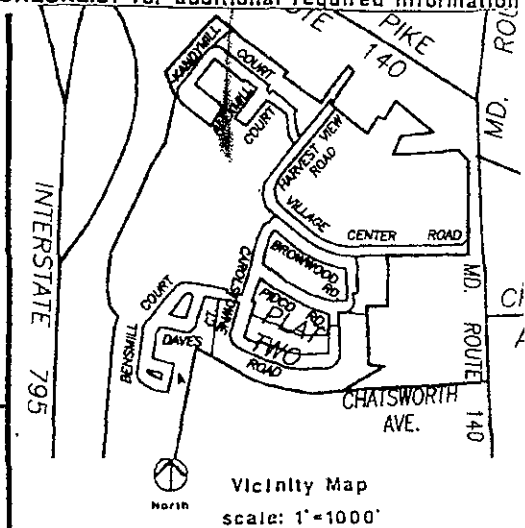
① Christopher + Elizabeth Coyle
Lot 30

Subdivision Name: Reisterstown Village
Tax Account # 2200-017662

② Glyndon Development, LLC



Beginning Point of Description
546 feet ± west/south of the centerline
of nearest improved intersecting street,
Pikes Road.



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map #: NW 10K

Zoning: DR 10.5

Lot size: 0.06 acreage 2735 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Zoning Hearings: 93-118-A
Not 100 Year Flood Zone
Not Historic

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JNP | 423 | 02-423-A



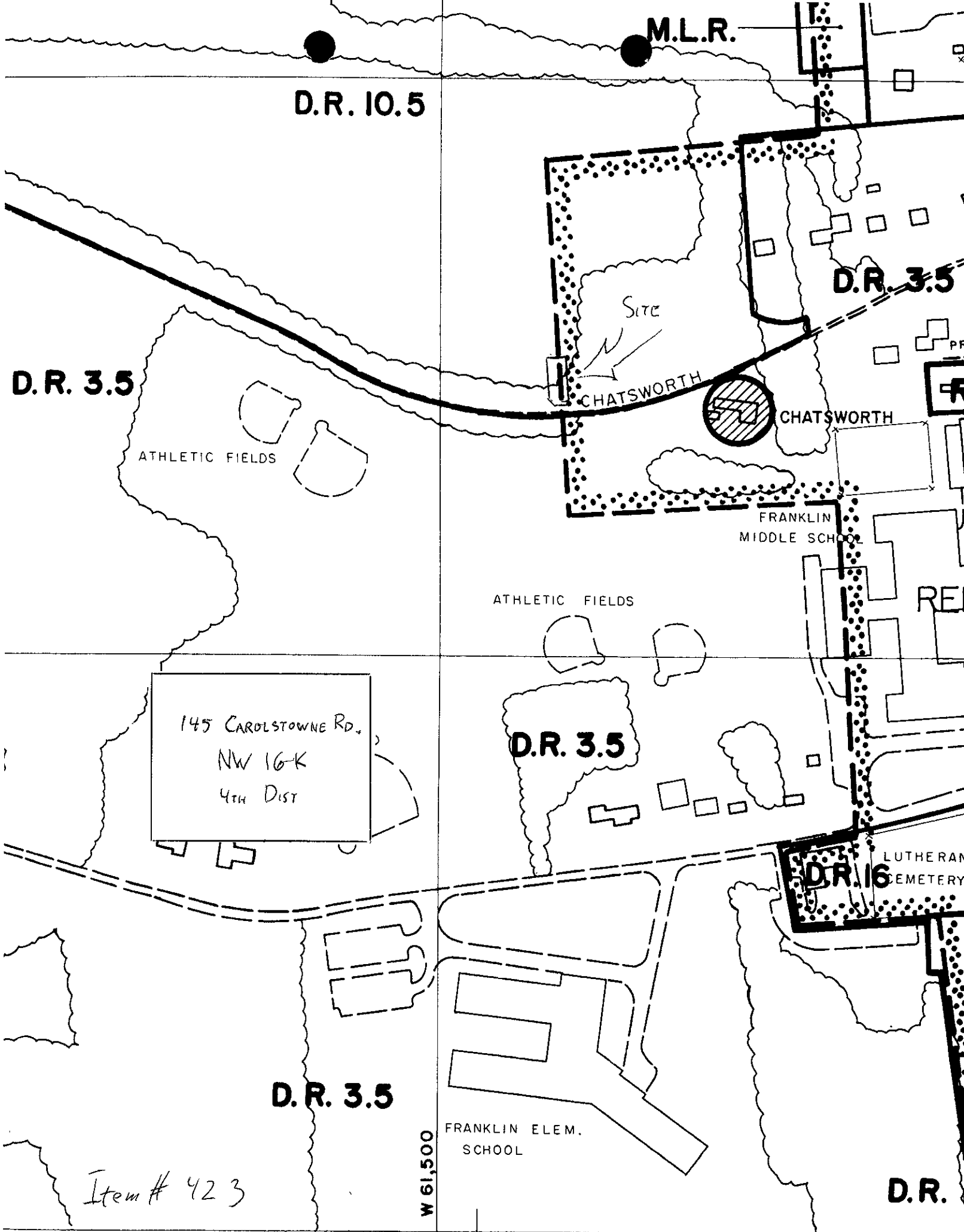
North

date: 3/25/02

prepared by: _____

Scale of Drawing: 1"= 20'

Ret. Ex. #1



D.R. 10.5

M.L.R.

D.R. 3.5

D.R. 3.5

ATHLETIC FIELDS

CHATS WORTH

CHATS WORTH

FRANKLIN
MIDDLE SCHOOL

ATHLETIC FIELDS

D.R. 3.5

145 CAROLSTOWNE RD.,
NW 16-K
4TH DIST

D.R. 3.5

D.R. 16
LUTHERAN
CEMETERY

FRANKLIN ELEM.
SCHOOL

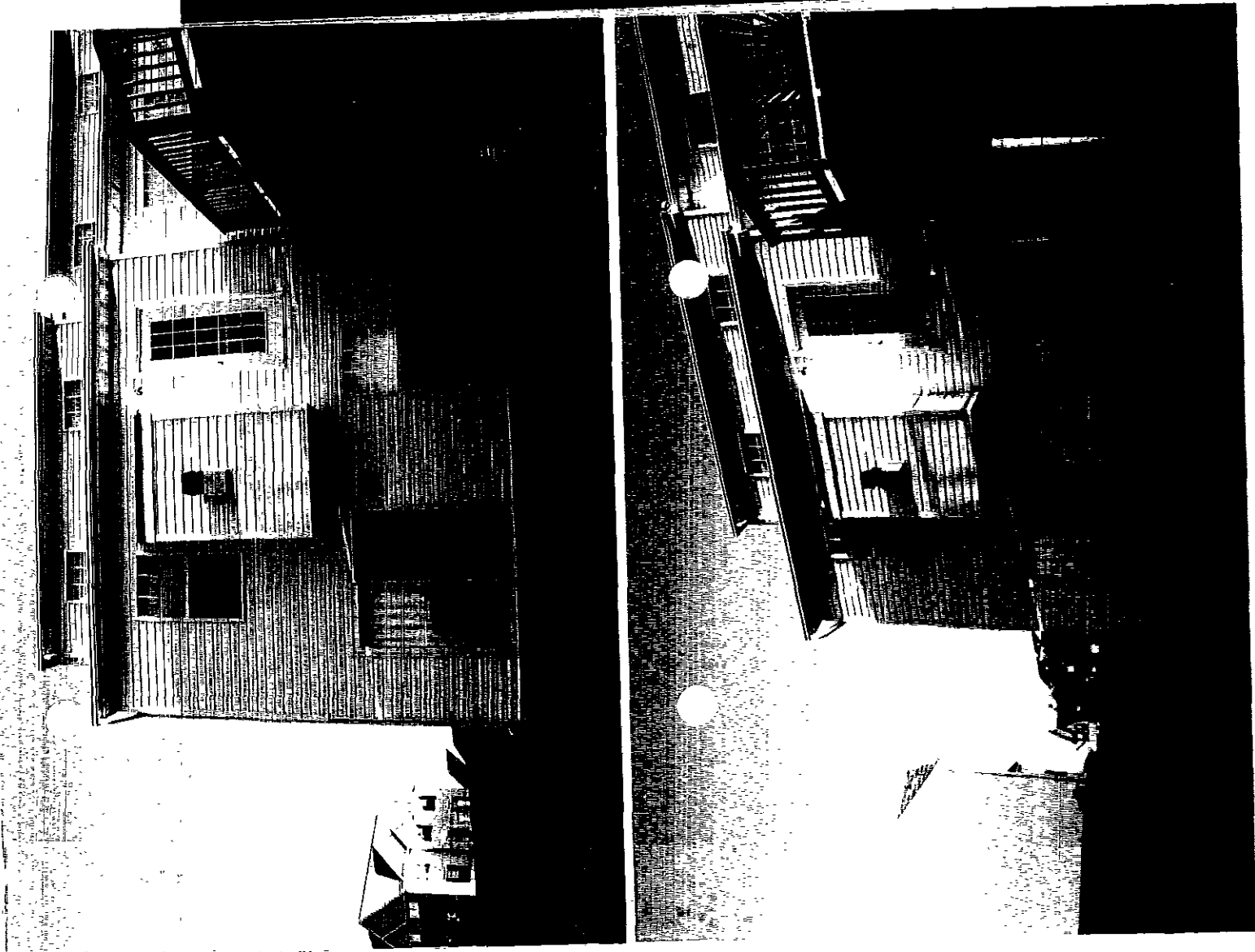
D.R.

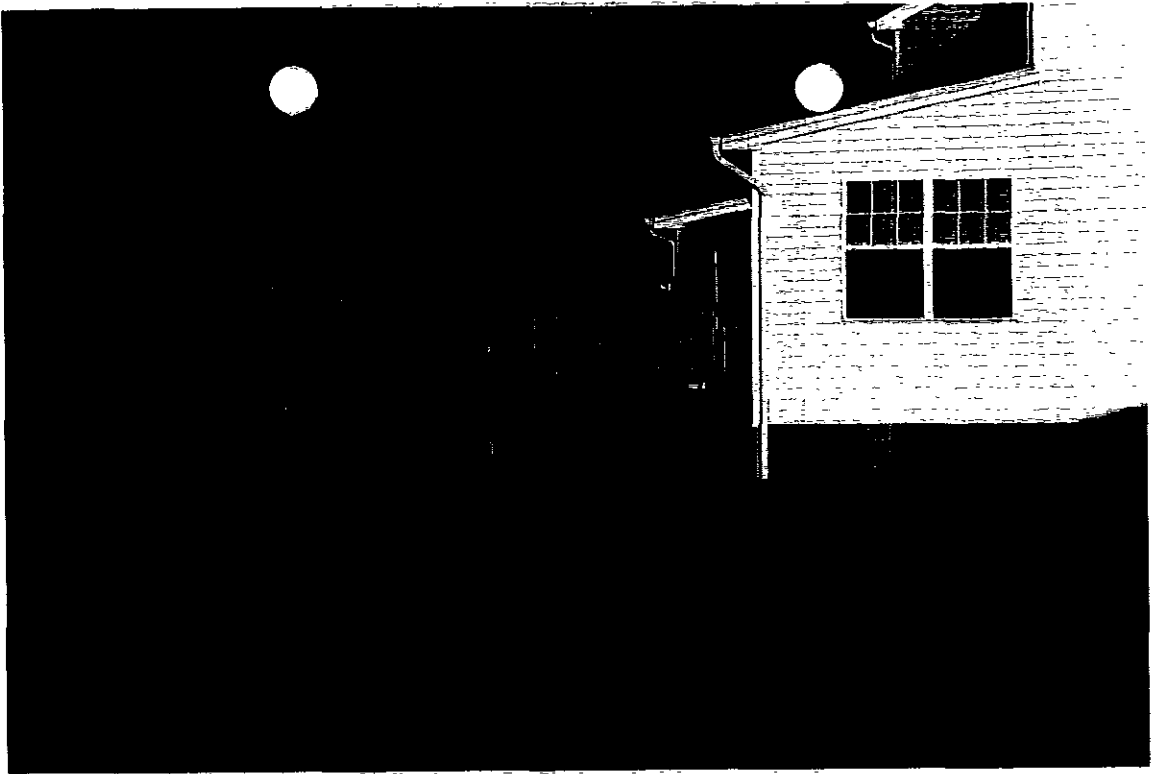
Item # 423

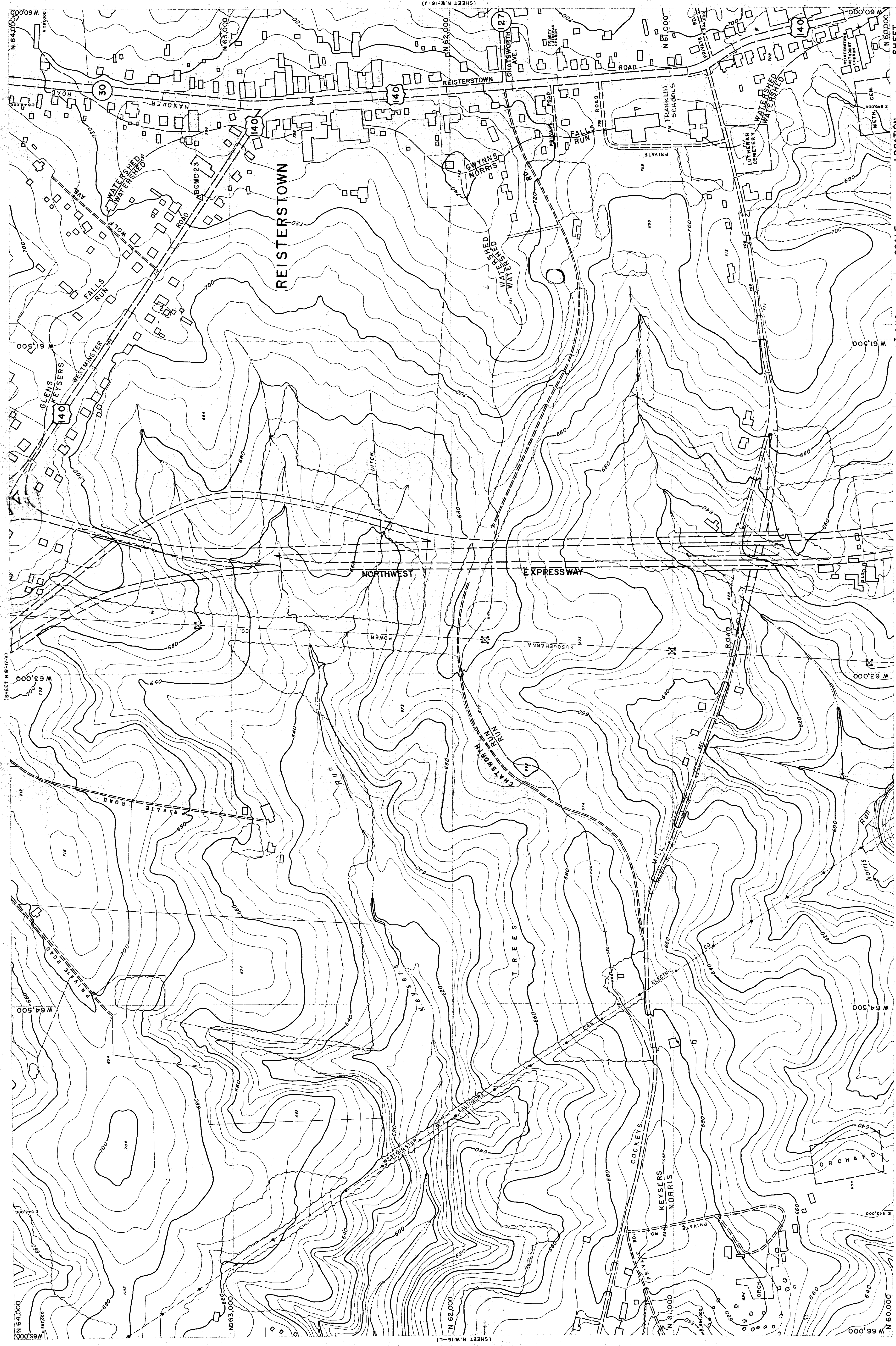
W 61,500

SCALE

LOCAT







PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	REISTERSTOWN	N.W.
		DATE OF PHOTOGRAPHY		16-K
		APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

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